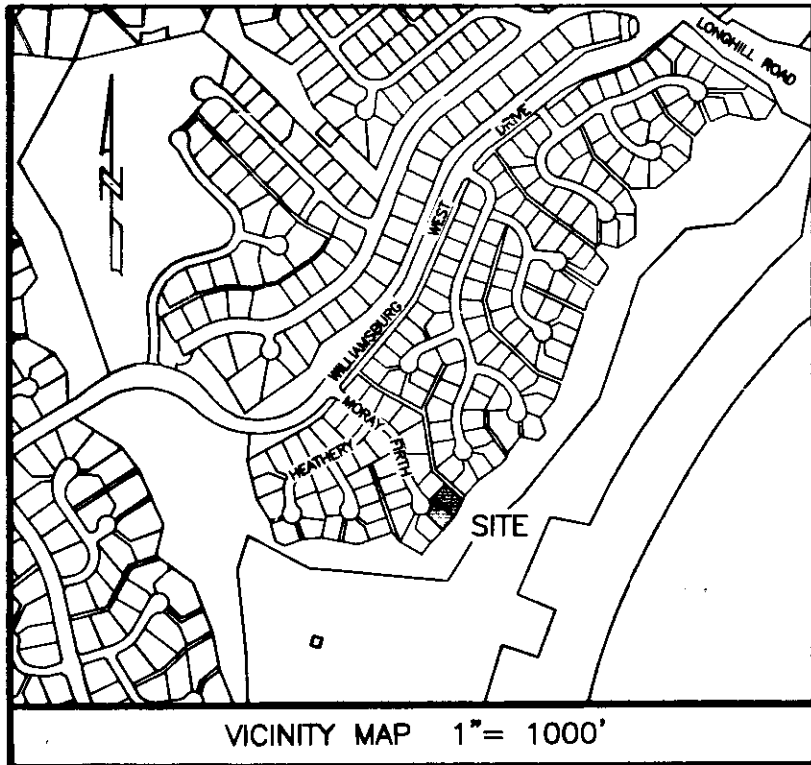


100022914



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR LOT LINES AS SHOWN.
6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
7. PARCEL LIES IN FIRM ZONE "X" & "AE" ACCORDING TO COMMUNITY PANEL #51095CD120C DATED SEPTEMBER 28, 2007.
8. RPA SHOWN PER JCC GIS AND SHOULD BE FIELD VERIFIED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH SATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
11. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10-18-10
DATE

CHARLES A. CALHOUN
SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

9-13-2010
DATE

CHARLES A. CALHOUN #2554

EX. 20' DRAINAGE & UTILITY EASEMENT P.B. 47, PGS. 82-89

PLAT OF PROPERTY LINE EXTINGUISHMENT

LOTS 125 & 126, SECTION XI-A,

FORD'S COLONY

STANDING IN THE NAME OF

FRED E. & CAROLYN K. VOLKMAN

JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA

DATE: 06-23-2010 SCALE: 1"=20" JOB # 09-051
REV: 09-13-2010

LandTech Resources, Inc.

Surveying - Engineering - GPS

205 Bulfants Boulevard, Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 1

JCC-S-0027-2010



OWNERS CERTIFICATE

THE EXTINGUISHMENT OF PROPERTY LINES AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FRED E. VOLKMAN

10/15/10
DATE

CAROLYN K. VOLKMAN

10/15/10
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF York I, Charles A. Calhoun, A NOTARY PUBLIC

IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF October, 2010.

MY COMMISSION EXPIRES 11/13/11

NOTARY PUBLIC

#707651

REGISTRATION NO.

THIS PROPERTY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE DEVELOPER AND/OR HIS ASSIGNS.

10/15/2010
DATE

Drew R. Mumme

FOR REALTEC INCORPORATED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City I, A.B. Miller, A NOTARY PUBLIC

IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF October, 2010.

MY COMMISSION EXPIRES 11/30/2013

NOTARY PUBLIC

183283

REGISTRATION NO.

10/15/10
DATE

SIGHEIN

FOR FORD'S COLONY @ WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City I, A.B. Miller, A NOTARY PUBLIC

IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

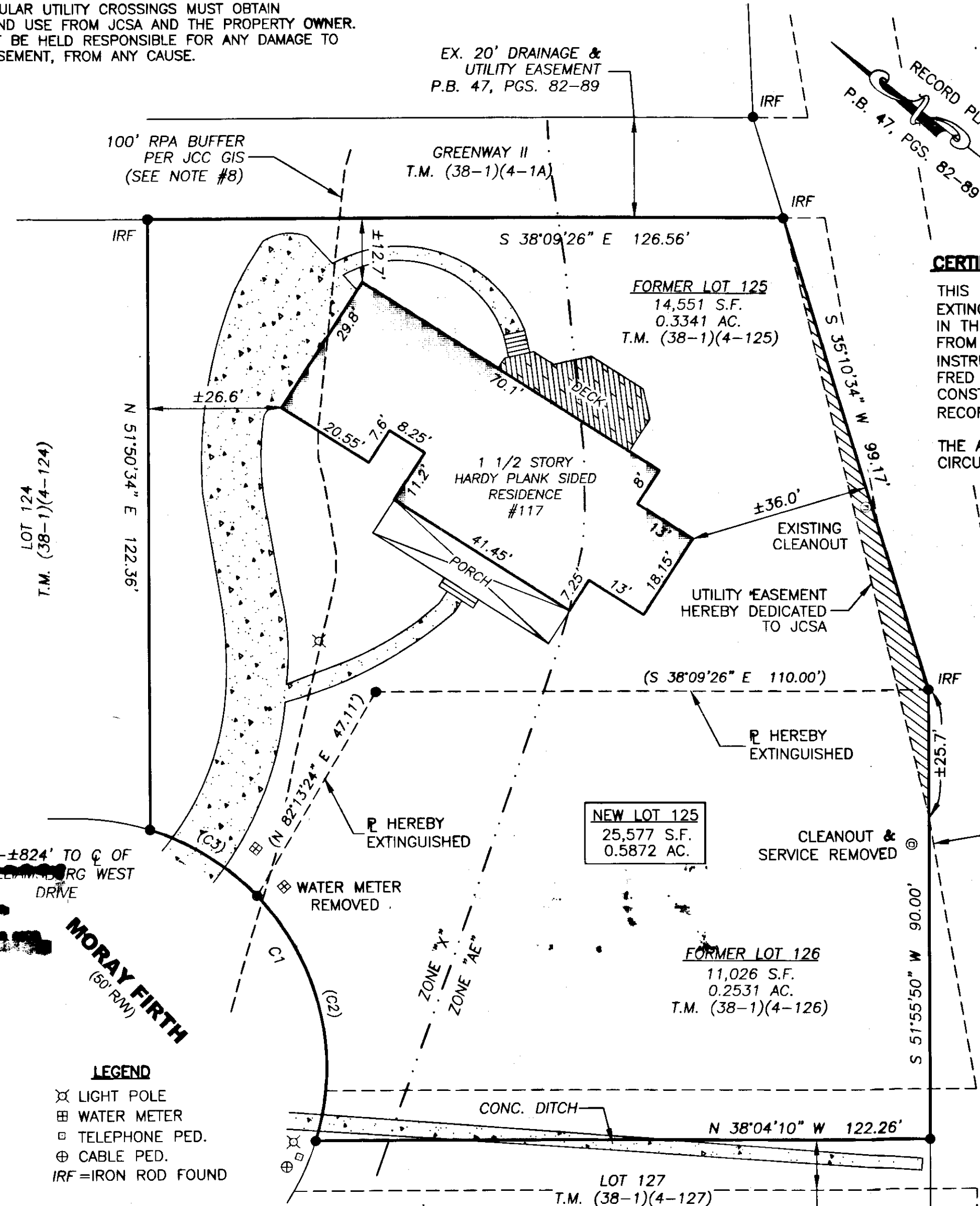
GIVEN UNDER MY HAND THIS 15th DAY OF October, 2010.

MY COMMISSION EXPIRES 11/30/2013

NOTARY PUBLIC

183383

REGISTRATION NO.



PROPERTY CURVE TABLE

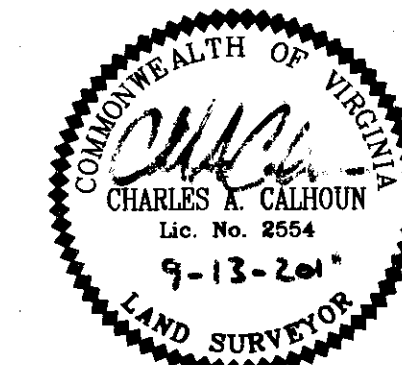
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	78.19'	70.46'	N 24°16'57" E	89°35'41"	49.65'
C2	50.00'	52.92'	50.48'	N 38°45'39" E	60°38'18"	29.24'
C3	50.00'	25.27'	25.00'	N 06°02'12" W	28°57'23"	12.91'

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE EXTINGUISHMENT PLAT IS OWNED AS FOLLOWS: TAX MAP (38-1)(4-125) IS IN THE NAME OF FRED E. & CAROLYN K. VOLKMAN AND WAS ACQUIRED FROM REALTEC, INC BY DEED DATED MAY 22, 1998 RECORDED AS INSTRUMENT #980014293; TAX MAP (38-1)(4-126) IS IN THE NAME OF FRED E. & CAROLYN K VOLKMAN AND WAS ACQUIRED FROM WILLIAMSBURG CONSTRUCTION COMPANY, LLC BY DEED DATED NOVEMBER 4, 2003 RECORDED AS INSTRUMENT #030035404.

THE ABOVE DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

N/F
FORD'S COLONY AT WILLIAMSBURG HOMEOWNERS ASSOCIATION INST. #080025861 (DEED) T.M. (38-1)(1-2)



EX. 20' DRAINAGE & UTILITY EASEMENT P.B. 47, PGS. 82-89

AREA TABULATION

FORMER LOT 125 = 14,551 S.F. 0.3341 AC.
FORMER LOT 126 = 11,026 S.F. 0.2531 AC.
NEW LOT 125 = 25,577 S.F. 0.5872 AC.

PROPERTY INFORMATION

PARCEL ID: LOT 125 - 3810400125
LOT 126 - 3810400126
ZONING DISTRICT: R4
BUILDING SETBACK (PER FORD'S COLONY)
FRONT = 30'
REAR = 25' OR 25% OF LOT DEPTH
SIDE = 5'
EXISTING ADDRESS:
LOT 125 - 117 MORAY FIRTH
LOT 126 - 119 MORAY FIRTH

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16th DAY OF October, 2010. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:42 P.M.

INSTRUMENT # 100022914

TESTE BY: B. WOOLANDBL CLERK

By: Jason Hallman Dep. CLERK